



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com



Active
R3070697

Board: F
House/Single Family

12711 104A AVENUE

North Surrey
Cedar Hills
V3V 6C1

Residential Detached

\$1,560,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,650,000
Meas. Type: Metres	Bedrooms: 7	Approx. Year Built: 2018
Frontage(feet): 45.34	Bathrooms: 6	Age: 8
Frontage(metres): 13.82	Full Baths: 6	Zoning: R4
Depth / Size: 28.12	Half Baths: 0	Gross Taxes: \$6,967.00
Lot Area (sq.ft.): 4,188.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.10	P.I.D.: 030-185-491	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 4 Covered Parking: 2 Parking Access:
Construction: Frame - Wood	Parking: Garage; Double
Exterior: Fibre Cement Board, Stone, Vinyl	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 Block Dist. to School Bus:
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: No
Fireplace Fuel: Electric, Natural Gas	Fixtures Leased: No :
Fuel/Heating: Radiant	Fixtures Rmvd: No :
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard	Floor Finish: Laminate, Tile
Type of Roof: Asphalt	

Legal: **LOT 6 SECTION 20 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN EPP69700**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,346	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,290	Main	Living Room	18' x 16'	Bsmt	Bedroom	12' x 11'6"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18' x 6'	Bsmt	Living Room	20' x 10'	Main 3
Finished Floor (Below):	0	Main	Den	12' x 11'6"	Bsmt	Kitchen	20' x 5'	Above 3
Finished Floor (Basement):	1,354	Main	Family Room	15' x 12'6"	Bsmt	Bedroom	13' x 10'8"	Above 5
Finished Floor (Total):	3,990sq. ft.	Main	Kitchen	14'6" x 12'6"	Bsmt	Bedroom	13'8" x 11'4"	Above 4
Unfinished Floor:	0	Main	Wok Kitchen	10'8" x 6'			x	Bsmt 3
Grand Total:	3,990sq. ft.	Above	Primary Bedroom	16' x 14'6"			x	Bsmt 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15'5" x 13'			x	
		Above	Bedroom	15' x 12'6"			x	
		Above	Bedroom	12'0" x 11'6"			x	
		Above	Walk-In Closet	9'5" x 5'0"			x	
Suite: Legal Suite, Unauthorized Suite		Bsmt	Living Room	12'6" x 6'0"			x	
Basement: Full		Bsmt	Kitchen	12'5" x 5'			x	

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 4	# of Rooms: 18	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Macdonald Realty (Surrey/152)**

Luxury living w/ this impeccable home in Cedar Hills on a 4188 sqft lot, boasting 7 beds, 6 baths & 3990 sqft of living space. The open layout seamlessly connects the kitchen, living area, dining space, and outdoor zones, creating a welcoming focal point for gatherings. Indulge your culinary passions in the well-appointed kitchen, Spice kitchen, equipped with premium appliances, quartz countertops, and ample storage solutions. Elevating your living experience, the property features 2 primary bedrooms, AC, radiant heating, custom cabinetry, CCTV security, an alarm system, and (2+1) mortgage helpers. Bedroom on the main with washroom. This home is in a family-friendly neighbourhood near transit, parks, schools, Hwy 17, Pattullo Bridge, and shopping.



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Active
R3073673
Board: F
House/Single Family

12420 80 AVENUE
Surrey
West Newton
V3W 3A5

Residential Detached
\$1,575,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,575,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2018**
Frontage(feet): **37.70** Bathrooms: **7** Age: **8**
Frontage(metres): **11.49** Full Baths: **6** Zoning: **RF-12**
Depth / Size: Half Baths: **1** Gross Taxes: **\$8,139.88**
Lot Area (sq.ft.): **4,476.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.10** P.I.D.: **030-266-688** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey w/ Bsmt**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Total Parking: **7** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: **1** Dist. to School Bus: **3**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **:"AS IS WHERE IS"**
Floor Finish:

Renovations: Reno. Year:
of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Electric** Metered Water:
Fuel/Heating: **Hot Water, Radiant** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Legal: **LOT 1, PLAN EPP70646, SECTION 19, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,452	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,298	Main	Living Room	16' x 11'8	Above	Bedroom	13'4 x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 11'	Bsmt	Living Room	11'2 x 10'	Main 2
Finished Floor (Below):	0	Main	Den	12' x 11'2	Bsmt	Kitchen	8' x 5'	Main 4
Finished Floor (Basement):	1,036	Main	Kitchen	14'6 x 10'4	Bsmt	Bedroom	11' x 10'6	Above 5
Finished Floor (Total):	3,786sq. ft.	Main	Family Room	18'8 x 14'	Bsmt	Bedroom	11' x 10'6	Above 4
Unfinished Floor:	0	Main	Wok Kitchen	10' x 8'	Bsmt	Living Room	11' x 10'	Above 4
Grand Total:	3,786sq. ft.	Main	Mud Room	10'4 x 5'	Bsmt	Kitchen	8' x 5'	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Patio	13'6 x 9'	Bsmt	Bedroom	14'4 x 10'2	Bsmt 4
Suite:		Above	Primary Bedroom	15'10 x 15'8				
Basement: Fully Finished		Above	Walk-In Closet	10' x 6'4				
		Above	Bedroom	13'4 x 10'				
		Above	Walk-In Closet	5' x 5'				
		Above	Bedroom	16'8 x 11'10				
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 4	# of Rooms: 21	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Nationwide Realty Corp.**

West Newton home includes an open concept plan radiant heat along with A/C. The main floor has a family room, den with ensuite which could be used as a bedroom, living & dining rooms, powder room, mudroom, dream kitchen with a spice kitchen and a covered patio area leading to the backyard. The floor above has 4 bedrooms plus 2 ensuites. The floor below has a 2 bedroom suite and a 1 bedroom suite with separate entrances from below the covered patio. Lane access leads to the double Garage. Court Ordered Sale.



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Active
R3055560
Board: F
House/Single Family

14838 74A AVENUE

Surrey
East Newton
V3S 0T9

Residential Detached

\$1,600,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,600,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2003**
Frontage(feet): **49.21** Bathrooms: **6** Age: **23**
Frontage(metres): **15.00** Full Baths: **6** Zoning: **SF**
Depth / Size: **122.47** Half Baths: **0** Gross Taxes: **\$7,389.51**
Lot Area (sq.ft.): **6,027.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.14** P.I.D.: **025-465-210** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.** Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Garage; Double**
Exterior: **Mixed, Stone, Stucco** Driveway Finish: **Concrete**
Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: **Addition** Reno. Year: **2003** Property Disc.: **No**
of Fireplaces: **2** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Rmvd: :
Fuel/Heating: **Hot Water, Radiant** R.I. Plumbing: Floor Finish: **Laminate**
Outdoor Area: **Patio(s)**
Type of Roof: **Tile - Concrete**

Legal: **LOT 47, PLAN BCP251, SECTION 22, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,361	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,139	Main	Living Room	14' x 11'	Bsmt	Bedroom	11' x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 8'	Bsmt	Bedroom	11' x 10'	Main 3
Finished Floor (Below):	1,388	Main	Family Room	15' x 14'	Bsmt	Kitchen	8' x 5'	Above 3
Finished Floor (Basement):	0	Main	Kitchen	12' x 11'	Main	Wok Kitchen	8' x 5'	Above 5
Finished Floor (Total):	3,888sq. ft.	Main	Den	11' x 9'	Above	Bedroom	11' x 11'	Bsmt 3
Unfinished Floor:	0	Main	Laundry	10' x 6'			x	Bsmt 3
Grand Total:	3,888sq. ft.	Above	Primary Bedroom	17' x 13'			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 11'			x	
		Above	Bedroom	12' x 11'			x	
		Above	Bedroom	11' x 10'			x	
		Bsmt	Living Room	13' x 14'			x	
		Bsmt	Living Room	12' x 11'			x	
		Below	Kitchen	5' x 8'			x	

Suite: **Other, Unauthorized Suite** Manuf Type: Registered in MHR?: PAD Rental:
Basement: **Fully Finished** MHR#: CSA/BCE: Maint. Fee:
Crawl/Bsmt. Height: # of Levels: **3** ByLaw Restrictions:
of Kitchens: **4** # of Rooms: **18**

Listing Broker(s): **RE/MAX Real Estate Services**

Discover this spacious nearly 4,000 sqft home on a 6.027 sqft lot, featuring an open-concept layout with a gourmet kitchen and separate spice kitchen. Upstairs offers 4 generous bedrooms and 3 full baths, while the main floor includes a den that easily converts to a 5th bedroom. The fully finished basement provides an excellent mortgage helper potential or space for extended family. Enjoy radiant heat, modern pot lights throughout, and a prime location close to schools, parks, and all amenities. Bring your personal touch and make this your dream home!



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Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com

Active
R3082732
Board: F
House/Single Family

829 STEVENS STREET
South Surrey White Rock
White Rock
V4B 4X3

Residential Detached
\$1,625,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,450,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1993
Frontage(feet): 33.00	Bathrooms: 4	Age: 33
Frontage(metres): 10.06	Full Baths: 4	Zoning: RS2
Depth / Size: 124	Half Baths: 0	Gross Taxes: \$8,264.61
Lot Area (sq.ft.): 4,112.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.09	P.I.D.: 018-165-991	Tax Inc. Utilities?: No
Flood Plain: No	View: Yes: Peek-A-Boo Ocean	Tour:
Complex/Subdiv:	First Nation Reserve:	
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 3 Level Split	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: None		
Exterior: Stucco, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 3	R.I. Fireplaces:	Property Disc.: No	
Fireplace Fuel: Natural Gas	Reno. Year:	Fixtures Leased: No	
Fuel/Heating: Forced Air, Heat Pump, Natural Gas	Rain Screen:	Fixtures Rmvd: No	
Outdoor Area: Patio(s) & Deck(s)	Metered Water:	Floor Finish:	
Type of Roof: Other	R.I. Plumbing:		

Legal: **LOT 1, PLAN LMP9132, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,377	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Above	Living Room	15'5" x 20'9"	Bsmt	Flex Room	10'6" x 9'3"	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	17'1" x 14'3"	Above	Other	18'9" x 17'11"	Main 3
Finished Floor (Below):	1,206	Above	Kitchen	11'3" x 10'4"			x	Below 3
Finished Floor (Basement):	940	Above	Eating Area	8'10" x 14'1"			x	Main 4
Finished Floor (Total):	3,523sq. ft.	Above	Family Room	11'3" x 6'6"			x	Bsmt 3
Unfinished Floor:	0	Main	Primary Bedroom	14'1" x 24'3"			x	
Grand Total:	3,523sq. ft.	Main	Bedroom	11'8" x 9'11"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	14'2" x 9'7"			x	
		Main	Bedroom	9'3" x 14'3"			x	
		Bsmt	Kitchen	19'10" x 13'8"			x	
		Bsmt	Living Room	10'4" x 9'3"			x	
		Bsmt	Bedroom	11' x 8'9"			x	
		Bsmt	Mud Room	10'8" x 9'11"			x	

Suite: Legal Suite	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Fully Finished	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: 3	ByLaw Restrictions:		
# of Kitchens: 2			
# of Rooms: 15			

Listing Broker(s): **RE/MAX City Realty**

Court Order Sale, 3 level home, in east beach, updated roof 2009, updated furnace, heat pump, vinyl windows, led lights, 2 decks, renos done approx. 4 years ago, 4 bedrooms on main floor, 4 piece ensuite, master bedroom with fireplace, updated flooring, 1 bed room suite . The home is in meticulous condition. Easy to show with 24 hour notice



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Active
R3094119
Board: F
House/Single Family

14015 82 AVENUE
Surrey
Bear Creek Green Timbers
V3W 1M8

Residential Detached
\$1,648,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,648,000
Meas. Type: Feet	Bedrooms: 10	Approx. Year Built: 2002
Frontage(feet): 45.08	Bathrooms: 6	Age: 24
Frontage(metres): 13.74	Full Baths: 6	Zoning: R3
Depth / Size: 47.19	Half Baths: 0	Gross Taxes: \$7,627.48
Lot Area (sq.ft.): 6,986.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.16	P.I.D.: 025-107-194	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: R.I. Fireplaces:	Property Disc.: No		
Fireplace Fuel: Natural Gas	Fixtures Leased: No :		
Fuel/Heating: Hot Water	Fixtures Rmvd: No :		
Outdoor Area: Patio(s) & Deck(s)	Floor Finish: Mixed		
Type of Roof: Asphalt			

Legal: **LOT 3 SECTION 28 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN LMP50893**

Amenities:
Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,080	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'11 x 12'0	Below	Living Room	15'7 x 10'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'3 x 7'11	Below	Kitchen	10'7 x 7'7	Main 3
Finished Floor (Below):	1,985	Main	Kitchen	18'8 x 12'9	Below	Bedroom	10'8 x 10'4	Main 3
Finished Floor (Basement):	0	Main	Family Room	19'10 x 15'11	Below	Bedroom	12'2 x 12'10	Main 3
Finished Floor (Total):	4,065 sq. ft.	Main	Foyer	8'2 x 7'2	Below	Living Room	12'11 x 11'3	Below 3
Unfinished Floor:	0	Main	Primary Bedroom	16'1 x 13'6	Below	Kitchen	13'8 x 10'4	Below 3
Grand Total:	4,065 sq. ft.	Main	Bedroom	12'7 x 10'7	Below	Bedroom	11'10 x 10'6	Below 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'7 x 10'11	Below	Bedroom	11'10 x 11'3	
Suite: Unauthorized Suite		Below	Living Room	13'2 x 9'9			x	
Basement: Separate Entry		Below	Kitchen	14'2 x 12'4			x	
		Below	Kitchen	12'1 x 10'7			x	
		Below	Bedroom	10'2 x 11'			x	
		Below	Bedroom	10'10 x 11'			x	
Crawl/Bsmt. Height: # of Levels: 2		Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 4	# of Rooms: 21	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Premier Realty**

Welcome to your next home or savvy investment at 14015 82nd Avenue! Located on a quiet, large cul-de-sac in Surrey's desirable Bear Creek neighborhood, this property sits on an impressive lot of nearly 7,000 sq ft. This expansive residence features 10 bedrooms and 6 bathrooms, perfectly balancing comfortable living with incredible revenue. The upper level offers 4 spacious bedrooms and 3 full bathrooms, while the rest of the home provides three mortgage helpers, ensuring strong investment potential. Walking distance of Green Timbers Elementary and Enver Creek Secondary. Plus, you are just steps away from the Brookside Gurdwara Sahib and Shri Lakshmi Narayan Mandir. Don't miss this rare opportunity for space, location, and income! Open house Sunday Mar 8th 2 to 4 pm.



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Active
R3082022
Board: F
House/Single Family

8521 168 ST STREET

Surrey
Fleetwood Tynehead
V4N 5A6

Residential Detached

\$1,649,939 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,649,939
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1997
Frontage(feet): 49.00	Bathrooms: 4	Age: 29
Frontage(metres): 14.94	Full Baths: 3	Zoning: CD
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,760.77
Lot Area (sq.ft.): 6,038.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.14	P.I.D.: 023-482-788	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Tile - Concrete**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: :

Legal: **LOT 126, PLAN LMP29190, PART NE1/4, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,131	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,244	Main	Living Room	16'4 x 12'3	Bsmt	Kitchen	14'10 x 8'6	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'3 x 10'9	Bsmt	Bedroom	9'5 x 8'4	Main 2
Finished Floor (Below):	0	Main	Other	11'2 x 9'1	Bsmt	Recreation Room	11'4 x 15'10	Above 4
Finished Floor (Basement):	1,125	Main	Kitchen	12'10 x 10'8	Bsmt	Storage	12'2 x 3'6	Above 4
Finished Floor (Total):	3,500sq. ft.	Main	Foyer	19'3 x 5'5	Bsmt	Other	10'2 x 9'7	Bsmt 4
Unfinished Floor:	0	Main	Laundry	9'10 x 8'1	Bsmt	Bedroom	14'10 x 10'7	
Grand Total:	3,500sq. ft.	Main	Family Room	18'14 x 13'4	Bsmt	Bedroom	16'7 x 12'2	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Other	22' x 15'11			x	
		Above	Bedroom	10'9 x 12'4			x	
		Above	Bedroom	16'0 x 10'			x	
		Above	Bedroom	12'8 x 13'5			x	
		Above	Primary Bedroom	16'9 x 11'8			x	
		Bsmt	Kitchen	14'10 x 8'6			x	

Suite:
Basement: **Fully Finished**
Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **3** # of Rooms: **20**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Nationwide Realty Corp.**

This fully renovated 6-bedroom, 4-bath home in a sought-after Fleetwood neighbourhood offers exceptional value. Featuring high ceilings, new laminate flooring, a spacious maple kitchen, and a cozy gas fireplace, this home is perfect for family living. Enjoy skylights, a private fenced backyard, and a large west-exposed lot. Located near schools and a recreation centre, this home is a must-see!



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com



Active
R3093590
Board: F
House/Single Family

14068 NORTH BLUFF ROAD

South Surrey White Rock
White Rock
V4B 3C3

Residential Detached

\$1,650,000 (LP)

(SP) M



Sold Date:
Meas. Type: Feet
Frontage(feet): 70.00
Frontage(metres): 21.34
Depth / Size: 136
Lot Area (sq.ft.): 9,520.00
Lot Area (acres): 0.22
Flood Plain:
View:
Complex/Subdiv:
First Nation Reserve:
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water
Sewer Type: City/Municipal Water Supply: City/Municipal
If new, GST/HST inc?:
Bedrooms: 3
Bathrooms: 1
Full Baths: 1
Half Baths: 0
Rear Yard Exp:
P.I.D.: 000-766-844
Original Price: \$1,650,000
Approx. Year Built: 1948
Age: 78
Zoning: RS-1
Gross Taxes: \$6,568.68
For Tax Year: 2025
Tax Inc. Utilities?: No
Tour:

Style of Home: Rancher/Bungalow
Construction: Frame - Wood
Exterior: Brick, Mixed
Foundation: Concrete Perimeter

Renovations:
of Fireplaces:
Fireplace Fuel:
Outdoor Area: Fenced Yard
Type of Roof: Asphalt

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: 3 Covered Parking: 1 Parking Access: Lane
Parking: Garage; Single
Driveway Finish:
Dist. to Public Transit: OUT FRONT
Title to Land: Freehold NonStrata
Property Disc.: No
Fixtures Leased: No
Fixtures Rmvd: No
Floor Finish: Wall/Wall/Mixed
Dist. to School Bus:
Land Lease Expiry Year:

Legal: LOT 6, PLAN NWP8281, PART NE1/4, SECTION 9, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 30172

Amenities: None

Site Influences: Central Location, Lane Access, Shopping Nearby

Features:

Table with columns: Finished Floor (Main), Finished Floor (Above), Finished Floor (AbvMain2), Finished Floor (Below), Finished Floor (Basement), Finished Floor (Total), Unfinished Floor, Grand Total, Flr Area (Det'd 2nd Res), Suite, Basement, Floor, Type, Dimensions, Floor, Type, Dimensions, Bathrooms. Includes room details like Living Room, Dining Room, Kitchen, Primary Bedroom, and Main Bedroom.

Crawl/Bsmt. Height: # of Levels: 1
of Kitchens: 1 # of Rooms: 6

Manuf Type: MHR#:
Registered in MHR?: CSA/BCE:
PAD Rental: Maint. Fee:

Listing Broker(s): The Agency White Rock

Prime Small-Scale Multi-Unit Housing opportunity in the heart of White Rock. 9,520 sq ft lot with rare & valuable rear lane access, offering exceptional flexibility for site design, parking, and individual unit entry. With new SSMUH, explore the potential for 3-6 units (buyer to verify with City). Outstanding location just minutes to White Rock Beach, the Pier, shops, and amenities. Rare opportunity to secure a prime development site in a high-demand area.



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eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3032831
Board: F
House/Single Family

6735 130A STREET

Surrey
West Newton
V3W 8J2

Residential Detached
\$1,650,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,900,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2019
Frontage(feet): 58.00	Bathrooms: 8	Age: 7
Frontage(metres): 17.68	Full Baths: 7	Zoning: RF
Depth / Size:	Half Baths: 1	Gross Taxes: \$8,086.65
Lot Area (sq.ft.): 7,115.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 003-220-974	Tax Inc. Utilities?: No
Flood Plain: No	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **LOT 350, PLAN NWP63084, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	2,013	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,718	Main	Living Room	14'5" x 13'	Main	Kitchen	10' x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8' x 13'				Main 3
Finished Floor (Below):	0	Main	Kitchen	11' x 15'				Main 3
Finished Floor (Basement):	0	Main	Bedroom	10'3" x 10'1"				Main 3
Finished Floor (Total):	3,731 sq. ft.	Main	Media Room	13' x 14'				Above 3
Unfinished Floor:	0	Main	Family Room	11' x 14'				Above 3
Grand Total:	3,731 sq. ft.	Main	Wok Kitchen	8'5" x 7'				Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 14'				Above 3
Suite:		Above	Bedroom	18' x 17'				Main 2
Basement:None		Above	Bedroom	13' x 11'5"				
		Above	Bedroom	13' x 11'5"				
		Main	Bedroom	11'10" x 11'5"				
		Main	Bedroom	13' x 11'5"				
		Main	Bedroom	8' x 8'				

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **3** # of Rooms: **14**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **RE/MAX City Realty**

Court order sale, Custom built home, 6 bedrooms, 7 baths, bedrooms with each having a bath, radiant heat, air conditioning, wok kitchen, one bedroom suite and studio space at rear .Well maintained. Located in a great area of new homes. 48 hour notice required for showings OPEN HOUSE OCTOBER 11 from 2 to 4



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com



Active
R3055138
Board: F
House/Single Family

9117 149 STREET
Surrey
Bear Creek Green Timbers
V3R 3Z5

Residential Detached
\$1,675,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,775,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1957
Frontage(feet): 59.97	Bathrooms: 1	Age: 69
Frontage(metres): 18.28	Full Baths: 0	Zoning: SF
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,890.39
Lot Area (sq.ft.): 12,474.00	Rear Yard Exp: West	For Tax Year: 2025
Lot Area (acres): 0.29	P.I.D.: 000-519-367	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood, Other	Parking: Add. Parking Avail., DetachedGrge/Carport
Exterior: Other, Vinyl	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: Dist. to School Bus:
	Title to Land: Freehold NonStrata Land Lease Expiry Year:
Renovations:	Reno. Year:
# of Fireplaces: R.I. Fireplaces:	Rain Screen:
Fireplace Fuel:	Metered Water:
Fuel/Heating: Baseboard, Other	R.I. Plumbing:
Outdoor Area: Fenced Yard, Sundeck(s)	Fixtures Leased: No :
Type of Roof: Asphalt	Fixtures Rmvd: No :
	Floor Finish:

Legal: **LOT 3, PLAN NWP15865, SECTION 34, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Finished Floor (Main):	1,190	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'6" x 13'2"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x 16'6"			x	Main 1
Finished Floor (Below):	0	Main	Primary Bedroom	12' x 10'			x	
Finished Floor (Basement):	0	Main	Bedroom	16' x 9'6"			x	
Finished Floor (Total):	1,190sq. ft.	Main	Office	10' x 9'			x	
Unfinished Floor:	0	Main	Utility	16' x 9'6"			x	
Grand Total:	1,190sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Global Force Realty**

Investment opportunity in the up and coming Fleetwood OCP. This large 12474 sf lot offers a 1190 sf rancher. Check with City of Surrey for any future potential. Buyer and Buyer's agent to verify any Land Use Designations, Lot size , rooms / room sizes or house square footage. Don't walk on the property or disturb the residents. Sold as is where is. Call for more information.



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Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com



Active
R3074351
Board: F
House/Single Family

12038 59 AVENUE
Surrey
Panorama Ridge
V3X 3L3

Residential Detached
\$1,689,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,689,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2004
Frontage(feet): 50.00	Bathrooms: 6	Age: 22
Frontage(metres): 15.24	Full Baths: 4	Zoning: R3
Depth / Size:	Half Baths: 2	Gross Taxes: \$6,531.63
Lot Area (sq.ft.): 6,577.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.15	P.I.D.: 025-689-606	Tax Inc. Utilities?: No
Flood Plain: No	View: No :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tile - Concrete**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes :COURT ORDERED SALE**
Floor Finish:

Legal: **LOT 2, PLAN BCP6154, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	1,463	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,453	Main	Living Room	14' x 12'	Bsmt	Eating Area	11' x 14'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'7 x 12'	Bsmt	Bedroom	10'6 x 13'	Main 2
Finished Floor (Below):	0	Main	Kitchen	14'4 x 12'	Bsmt	Walk-In Closet	6' x 5'5	Above 5
Finished Floor (Basement):	1,446	Main	Eating Area	10'5 x 15'11	Bsmt	Bedroom	11'4 x 11'7	Above 5
Finished Floor (Total):	4,362sq. ft.	Main	Family Room	14'4 x 15'			x	Above 4
Unfinished Floor:	0	Main	Laundry	8' x 8'			x	Above 4
Grand Total:	4,362sq. ft.	Main	Foyer	10' x 6'3			x	Bsmt 2
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	16' x 13'11			x	
Suite: Other		Above	Walk-In Closet	8' x 6'6			x	
Basement: Fully Finished, Separate Entry		Above	Bedroom	12' x 11'1			x	
		Above	Bedroom	15'11 x 13'5			x	
		Above	Bedroom	11' x 13'			x	
		Bsmt	Recreation Room	23'9 x 14'5			x	

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **1** # of Rooms: **17** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **RE/MAX Performance Realty**

Custom-built luxury home in prestigious Boundary Park offering over 4,300 sq. ft. of elegant living space. Features 6 bedrooms and 6 bathrooms, 9' ceilings, maple hardwood floors, and a bright vaulted great room. The main floor includes a butler's pantry connecting to a formal dining room.. Upstairs offers 4 large bedrooms. Fully finished basement with separate entry. Easily convert to a 2-bedroom, suite as a mortgage helper. . Durable tile roof, in-ground sprinklers, quiet upscale location with quick highway access.



Presented by:

Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com



Active
R3066964
Board: F
House/Single Family

15039 69 AVENUE

Surrey
East Newton
V3S 0X1

Residential Detached
\$1,699,899 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,799,899
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2003
Frontage(feet): 49.00	Bathrooms: 5	Age: 23
Frontage(metres): 14.94	Full Baths: 4	Zoning: RF
Depth / Size: 144.5	Half Baths: 1	Gross Taxes: \$7,434.80
Lot Area (sq.ft.): 7,136.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 025-593-056	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Fibre Cement Board, Stone, Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: Close by	Dist. to School Bus: Close by	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No :		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish: Laminate, Mixed, Tile		
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Asphalt			

Legal: **LOT 8, PLAN BCP3589, SECTION 15, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Pantry, Vacuum - Built In**

Finished Floor (Main):	1,508	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,290	Main	Living Room	14'4 x 11'7	Bsmt	Kitchen	12'3 x 13'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x 12'3	Bsmt	Dining Room	9'7 x 17'5	Main 2
Finished Floor (Below):	0	Main	Dining Room	9'1 x 11'11	Bsmt	Bedroom	10'5 x 15'6	Above 4
Finished Floor (Basement):	1,493	Main	Family Room	13' x 15'	Bsmt	Bedroom	13'1 x 8'1	Above 3
Finished Floor (Total):	4,291 sq. ft.	Main	Eating Area	15' x 10'7	Bsmt	Laundry	12'1 x 10'3	Above 4
Unfinished Floor:	0	Main	Pantry	4' x 5'			x	Bsmt 4
Grand Total:	4,291 sq. ft.	Main	Laundry	8'4 x 8'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	13'6 x 17'5			x	
Suite: Unauthorized Suite		Above	Walk-In Closet	7'2 x 4'2			x	
Basement: Fully Finished, Separate Entry		Above	Bedroom	11'2 x 11'7			x	
		Above	Bedroom	13' x 10'7			x	
		Above	Bedroom	10'9 x 13'5			x	
		Bsmt	Living Room	12'2 x 14'8			x	

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **18**

Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

Listing Broker(s): **Parallel 49 Realty**

This custom-built, three-story home in East Newton is a perfect blend of family living and investment potential. With over 4,200 Sq Ft of living space, it offers plenty of room for comfort and the opportunity to earn rental income. Easy access to Highway 10 via 152nd Street. Walking distance to grocery store and T.E. Scott Elementary School.



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com



Active
R3041773
Board: F
House/Single Family

9294 126A STREET
Surrey
Queen Mary Park Surrey
V3V 5G2

Residential Detached
\$1,700,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: **No** Original Price: **\$1,799,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1973**
Frontage(feet): **84.00** Bathrooms: **3** Age: **53**
Frontage(metres): **25.60** Full Baths: **3** Zoning: **SFD**
Depth / Size: **125** Half Baths: **0** Gross Taxes: **\$6,252.95**
Lot Area (sq.ft.): **10,153.00** Rear Yard Exp: _____ For Tax Year: **2024**
Lot Area (acres): **0.23** P.I.D.: **009-452-800** Tax Inc. Utilities?: **No**
Flood Plain: **No** View: **No** Tour: _____
Complex/Subdiv: _____
First Nation Reserve: _____
Services Connected: **Community**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **5** Covered Parking: **1** Parking Access: **Rear**
Construction: **Frame - Wood** Parking: **Add. Parking Avail., Garage; Double**
Exterior: **Stone, Stucco, Wood** Driveway Finish: **Asphalt**
Foundation: **Concrete Perimeter** Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Renovations: _____ Reno. Year: _____ Property Disc.: **No**
of Fireplaces: **2** R.I. Fireplaces: _____ Rain Screen: _____ Fixtures Leased: **No** :
Fireplace Fuel: **Wood** Metered Water: _____ Fixtures Rmvd: **No** :
Fuel/Heating: **Natural Gas** R.I. Plumbing: _____ Floor Finish: **Laminate, Mixed**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Legal: **LOT 18, PLAN NWP20676, SECTION 31, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,280	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'0 x 15'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'0 x 9'6			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	11'0 x 9'0			x	Main 4
Finished Floor (Basement):	1,002	Main	Nook	11'0 x 7'0			x	Bsmt 4
Finished Floor (Total):	2,282sq. ft.	Main	Primary Bedroom	13'0 x 12'0			x	
Unfinished Floor:	0	Main	Bedroom	13'0 x 12'0			x	
Grand Total:	2,282sq. ft.	Main	Bedroom	10'0 x 10'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: Unauthorized Suite		Bsmt	Living Room	14'0 x 12'6			x	
Basement: Fully Finished		Bsmt	Kitchen	12'6 x 10'0			x	
		Bsmt	Bedroom	12'6 x 12'			x	
		Bsmt	Bedroom	12'6 x 10'0			x	
		Bsmt	Laundry	11'0 x 5'0			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **12**

Manuf Type: _____ Registered in MHR?: _____ PAD Rental: _____
MHR#: _____ CSA/BCE: _____ Maint. Fee: _____
ByLaw Restrictions: _____

Listing Broker(s): **YPA Your Property Agent**

Builder Alert!!! Location, Location, Location! home on big lot (10,153 sqft). 3 bedrooms & 2 bathrooms upstairs with big living room, dining room & kitchen. 2 bedroom unauthorized suite downstairs. Corner lot with back lane, lots of parking. Exterior has stucco and stone finish. Beautiful landscaping in the yard. Offer deal collapsed, still available.



Presented by:

Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com



Active
R3089644

Board: F
House/Single Family

9416 WALLACE CRESCENT

Surrey
Queen Mary Park Surrey
V3V 1V6

Residential Detached

\$1,724,999 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,724,999
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 2007
Frontage(feet): 0.00	Bathrooms: 6	Age: 19
Frontage(metres): 0.00	Full Baths: 6	Zoning: R3
Depth / Size: 0	Half Baths: 0	Gross Taxes: \$7,787.34
Lot Area (sq.ft.): 7,438.00	Rear Yard Exp: Southeast	For Tax Year: 2025
Lot Area (acres): 0.17	P.I.D.: 006-474-411	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stone, Vinyl	Driveway Finish: Concrete		
Foundation: Concrete Slab	Dist. to Public Transit: Close	Dist. to School Bus: Close	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: :		
Fuel/Heating: Baseboard, Hot Water	Floor Finish: Mixed		
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Tile - Concrete			

Legal: **LOT 366, PLAN NWP42397, SECTION 32, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	2,057	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14'4 x 11'9	Below	Bedroom	10'0 x 9'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'1 x 11'8	Below	Bedroom	10'4 x 10'0	Main 4
Finished Floor (Below):	1,826	Main	Eating Area	11'7 x 10'9	Below	Living Room	15'3 x 12'8	Main 3
Finished Floor (Basement):	0	Main	Wok Kitchen	8'3 x 4'11	Below	Kitchen	15'4 x 5'9	Main 4
Finished Floor (Total):	3,883sq. ft.	Main	Dining Room	12'11 x 10'4	Below	Bedroom	11'11 x 10'0	Below 4
Unfinished Floor:	0	Main	Family Room	16' x 12'4	Below	Bedroom	11'11 x 10'1	Below 4
Grand Total:	3,883sq. ft.	Main	Primary Bedroom	15'11 x 13'0			x	Below 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11'3 x 9'10			x	
		Main	Bedroom	11'3 x 10'1			x	
		Main	Bedroom	11'11 x 13'1			x	
		Below	Media Room	22'2 x 11'8			x	
		Below	Living Room	12'9 x 11'9			x	
		Below	Kitchen	11'9 x 9'9			x	

Suite: Unauthorized Suite	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: None	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:	
# of Kitchens: 4	# of Rooms: 19		

Listing Broker(s): **Sutton Group-West Coast Realty**

Large over 3800 square foot well maintained home on a 7438 square foot lot. Four large bedrooms with three full bathrooms on the main floor. Two 2 bedroom unauthorized suite. Extra big media room with bar & full bath for upstairs use. Separate spice kitchen + large main kitchen, granite countertops + entry. Family room + living room nicely decorated with beautiful caulford ceilings on main.



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com



Active
R3091482
Board: F
House/Single Family

7171 151 STREET
Surrey
East Newton
V3S 7Y8

Residential Detached
\$1,749,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,749,000**
Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **2007**
Frontage(feet): **49.00** Bathrooms: **7** Age: **19**
Frontage(metres): **14.94** Full Baths: **7** Zoning: **R3**
Depth / Size: Half Baths: **0** Gross Taxes: **\$8,088.85**
Lot Area (sq.ft.): **7,415.36** Rear Yard Exp: **Northwest** For Tax Year: **2025**
Lot Area (acres): **0.17** P.I.D.: **026-611-252** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: Valley view from 3rd floor**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt., 3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Hot Water, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tile - Composite**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **14** Covered Parking: **2** Parking Access: **Front, Rear**
Parking: **Garage; Double, Open, Other**
Driveway Finish: **Concrete**
Dist. to Public Transit: **350 meters** Dist. to School Bus: **850 meters**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **Yes: Foreclosure, Sold As Is, Where Is**
Fixtures Rmvd: **Yes: Foreclosure, Sold As Is, Where Is**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 8 SECTION 15 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN BCP22585**

Amenities:
Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Lane Access, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	2,191	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,511	Main	Foyer	7'7" x 20'	Above	Primary Bedroom	16' x 16'9"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	11'4" x 18'	Above	Walk-In Closet	5'6" x 9'11"	Main 4
Finished Floor (Below):	1,723	Main	Dining Room	12'9" x 10'6"			x	Above 4
Finished Floor (Basement):	0	Main	Family Room	14' x 15'5"	Below	Bedroom	9'10" x 13'3"	Below 4
Finished Floor (Total):	5,425sq. ft.	Main	Kitchen	16' x 27'	Below	Bedroom	10'6" x 10'4"	
Unfinished Floor:	0	Main	Wok Kitchen	9'2" x 5'10"	Below	Bedroom	13' x 11'9"	Main 4
Grand Total:	5,425sq. ft.	Main	Living Room	22' x 18'	Below	Bedroom	9'10" x 12'5"	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Recreation Room	19'2" x 16'2"	Below	Dining Room	11'9" x 16'	
		Main	Solarium	18'8" x 13'7"	Below	Dining Room	15' x 13'3"	
				x	Below	Kitchen	10'5" x 16'	Above 4
		Above	Bedroom	14'4" x 11'	Below	Kitchen	15' x 13'	Below 4
Suite: Legal Suite, Unauthorized Suite		Above	Bedroom	15'4" x 12'8"	Below	Laundry	5'6" x 9'	
Basement: Full, Fully Finished, Separate Entry		Above	Bedroom	14' x 13'1"	Below	Patio	33' x 7'2"	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 4	# of Rooms: 24	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **Keller Williams Ocean Realty**

Discover this grand 3-level residence in desirable East Newton. This expansive home offers over 5,600 sq. ft. of living space on a 7,427 sq. ft. lot, featuring 9 bedrooms and 7 bathrooms. The main floor impresses with soaring ceilings and oversized windows in the family room, plus a secondary primary suite. Upstairs, find 4 spacious bedrooms with beautiful valley views. The fully finished walk-out basement includes two self-contained 2-bedroom suites, perfect for extended family or as mortgage helpers. Quality features include hot water radiant heating and a durable tile roof. Ample parking for work vehicles or commercial vans with rear lane access. Located near schools, shopping, and golf, plus easy access to highways and transit.



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Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com



Active
R3081668
Board: F
House/Single Family

6830 123 STREET
Surrey
West Newton
V3W 3V1

Residential Detached
\$1,790,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,790,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1990
Frontage(feet): 59.67	Bathrooms: 5	Age: 36
Frontage(metres): 18.19	Full Baths: 5	Zoning: RF-SS
Depth / Size: 119.00	Half Baths: 0	Gross Taxes: \$4,118.06
Lot Area (sq.ft.): 7,106.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.16	P.I.D.: 015-054-373	Tax Inc. Utilities?: No
Flood Plain: No	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: Community

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco, Wood**
Foundation: **Concrete Perimeter**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Other**
Outdoor Area: **Fenced Yard**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Legal: **LOT 9, PLAN NWP83282, PART NW1/4, SECTION 18, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences: **Central Location**
Features:

Finished Floor (Main):	2,058	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	1' x 1'	Bsmt	Bedroom	1' x 1'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	1' x 1'	Bsmt	Bedroom	1' x 1'	Main 4
Finished Floor (Below):	0	Main	Kitchen	1' x 1'			x	Main 3
Finished Floor (Basement):	1,730	Main	Family Room	1' x 1'			x	Main 3
Finished Floor (Total):	3,788sq. ft.	Main	Primary Bedroom	1' x 1'			x	Bsmt 3
Unfinished Floor:	0	Main	Bedroom	1' x 1'			x	Bsmt 3
Grand Total:	3,788sq. ft.	Main	Bedroom	1' x 1'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	1' x 1'			x	
Suite:		Bsmt	Kitchen	1' x 1'			x	
Basement: Fully Finished		Bsmt	Bedroom	1' x 1'			x	
		Bsmt	Living Room	1' x 1'			x	
		Bsmt	Kitchen	1' x 1'			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **3** # of Rooms: **15**
Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **RE/MAX Bozz Realty**

Welcome to this impressive family home in the highly desirable West Newton neighborhood, offering 7 bedrooms and 4 bathrooms—perfect for large families or investors. Located just steps from Cougar Creek Park, enjoy peaceful surroundings and easy access to walking trails and green space. The ground-level basement features two plus one bedroom suites (unauthorized), providing excellent mortgage helper potential, along with a dedicated laundry room for upper-floor use. Conveniently close to shopping, schools, transit, restaurants, and entertainment, this spacious and well-located home presents an outstanding opportunity to own in one of Surrey's most sought-after communities.



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eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com



Active
R3084922
Board: F
House/Single Family

14969 96 AVENUE

North Surrey
Guildford
V3R 9V6

Residential Detached
\$1,800,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: **No** Original Price: **\$1,800,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2018**
Frontage(feet): **1.00** Bathrooms: **6** Age: **8**
Frontage(metres): **0.30** Full Baths: **5** Zoning: **RES**
Depth / Size: _____ Half Baths: **1** Gross Taxes: **\$8,679.43**
Lot Area (sq.ft.): **7,425.00** Rear Yard Exp: _____ For Tax Year: **2025**
Lot Area (acres): **0.17** P.I.D.: **028-092-104** Tax Inc. Utilities?: **No**
Flood Plain: **No** View: **No :** Tour: _____
Complex/Subdiv: _____
First Nation Reserve: _____
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations: _____
of Fireplaces: **1** R.I. Fireplaces: _____
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Other**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Tile - Concrete**

Reno. Year: _____
Rain Screen: _____
Metered Water: _____
R.I. Plumbing: _____

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Driveway Finish: _____
Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: _____

Legal: **LOT 2, BLOCK 5N, PLAN BCP42972, SECTION 32, RANGE 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: _____
Features: _____

Finished Floor (Main):	2,007	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,539	Main	Family Room	14' x 16'1"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'11 x 8'8"			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	8'5' x 16'11"			x	Main 2
Finished Floor (Basement):	0	Main	Living Room	11'11 x 12'6"			x	Above 3
Finished Floor (Total):	3,546sq. ft.	Main	Bedroom	9'3' x 11'0'4"			x	Above 3
Unfinished Floor:	0	Main	Office	9'9' x 9'4"			x	Above 3
Grand Total:	3,546sq. ft.	Main	Living Room	12'10 x 9'4"			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Office	12'10 x 10'0"			x	
Suite: Other		Above	Bedroom	14'4 x 16'10"			x	
Basement: None		Above	Primary Bedroom	16'11 x 16'10"			x	
		Above	Bedroom	13'10 x 12'10"			x	
		Above	Bedroom	13'5' x 14'4"			x	
				x			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **12**

Manuf Type: _____ Registered in MHR?: _____ PAD Rental: _____
MHR#: _____ CSA/BCE: _____ Maint. Fee: _____
ByLaw Restrictions: _____

Listing Broker(s): **RE/MAX City Realty**

Court order Sale, 2 level home, 6 bedrooms, 6 baths, double garage, lane access. air conditioning, 1 bedroom suite with office, radiant heat. Home is in immaculate condition. Open house Saturday February 28 from 2 to 4



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Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com



Active
R3076051
Board: F
House/Single Family

1388 LEE STREET
South Surrey White Rock
White Rock
V4B 4P8

Residential Detached
\$1,839,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,899,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2001
Frontage(feet): 63.00	Bathrooms: 5	Age: 25
Frontage(metres): 19.20	Full Baths: 4	Zoning: RS-2
Depth / Size:	Half Baths: 1	Gross Taxes: \$9,981.63
Lot Area (sq.ft.): 7,371.00	Rear Yard Exp:	For Tax Year:
Lot Area (acres): 0.17	P.I.D.: 010-170-812	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood	Parking: Garage; Double
Exterior: Stucco	Driveway Finish:
Foundation: Concrete Slab	Dist. to Public Transit: Dist. to School Bus:
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: Yes
Fireplace Fuel: Natural Gas	Fixtures Leased: No :
Fuel/Heating: Electric, Hot Water, Radiant	Fixtures Rmvd: :
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard	Floor Finish:
Type of Roof: Tile - Composite	

Legal: **LOT 2, BLOCK 37 A, PLAN NWP16331, PART E1/2, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,732	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,610	Main	Living Room	12'2 x 12'8	Above	Bedroom	11'6 x 11'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'5 x 11'5	Above	Primary Bedroom	13'3 x 17'3	Main 2
Finished Floor (Below):	0	Main	Kitchen	13'3 x 11'0	Above	Walk-In Closet	9'1 x 5'6	Main 4
Finished Floor (Basement):	0	Main	Eating Area	13'3 x 17'3	Main	Laundry	7'9 x 8'0	Above 4
Finished Floor (Total):	3,342sq. ft.	Main	Pantry	7'5 x 4'11			x	Above 4
Unfinished Floor:	0	Main	Family Room	15'7 x 13'9			x	Above 4
Grand Total:	3,342sq. ft.	Main	Bedroom	10'9 x 11'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Living Room	9'8 x 11'1			x	
Suite:		Main	Kitchen	8'2 x 11'1			x	
Basement: None		Main	Den	9'6 x 12'0			x	
		Above	Bedroom	9'6 x 12'0			x	
		Above	Bedroom	12'2 x 11'10			x	
		Above	Bedroom	12'3 x 11'10			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 17	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Nationwide Realty Corp.**

Located on quiet Lee St in White Rock, this two level house has a spacious floor plan of 3342 square feet with six bedrooms and 5 washrooms. Five bedrooms and three 4 piece washrooms are located on the 2nd floor. House is located on a sunny corner lot of 7731SF. Navien tankless water heater (2023), radiant heat on main floor. 2 car garage 19'x19' with work bench and lots of additional parking on the property. A secondary suite includes kitchen, bedroom, washroom with a separate entrance. Area schools include Peace Arch K-7 (7minute walk) and Earl Marriot grades 8-12 (10 minute walk) Some images in this listing have been virtually staged. Furniture and décor shown are digitally rendered. Original photos of the current condition are also included in the gallery.



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Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com



Active
R3008388
Board: F
House/Single Family

13137 62B AVENUE
Surrey
Bear Creek Green Timbers
V3X 1P4

Residential Detached
\$1,899,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$1,899,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **1983**
Frontage(feet): **65.00** Bathrooms: **4** Age: **43**
Frontage(metres): **19.81** Full Baths: **4** Zoning: **RF**
Depth / Size: **109.63** Half Baths: **0** Gross Taxes: **\$7,210.56**
Lot Area (sq.ft.): **7,126.00** Rear Yard Exp: _____ For Tax Year: **2024**
Lot Area (acres): **0.16** P.I.D.: **002-628-945** Tax Inc. Utilities?: **No**
Flood Plain: _____ Tour: _____
View: **No** :
Complex/Subdiv: _____
First Nation Reserve: _____
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: Basement Entry	Total Parking: 6 Covered Parking: 0 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Tandem Parking
Exterior: Brick, Mixed, Wood	Driveway Finish: Concrete
Foundation: Concrete Perimeter	Dist. to Public Transit: _____ Dist. to School Bus: _____
Renovations: Completely	Title to Land: Freehold NonStrata Land Lease Expiry Year: _____
# of Fireplaces: 2 R.I. Fireplaces: _____	Property Disc.: No
Fireplace Fuel: Electric	Fixtures Leased: No :
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: No :
Outdoor Area: Fenced Yard, Patio(s)	Floor Finish: Mixed
Type of Roof: Asphalt	

Legal: **LOT 188, PLAN NWP60792, PART NW1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage**
Site Influences: **Cul-de-Sac**
Features:

Finished Floor (Main):	2,139	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x 16'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15' x 10'6"			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	10'9" x 10'			x	Above 3
Finished Floor (Basement):	1,898	Main	Eating Area	9' x 9'			x	Below 3
Finished Floor (Total):	4,037 sq. ft.	Main	Primary Bedroom	13' x 12'			x	Below 3
Unfinished Floor:	0	Main	Bedroom	11'3" x 11'			x	
Grand Total:	4,037 sq. ft.	Main	Bedroom	11' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	13'6" x 12'6"			x	
		Bsmt	Bedroom	13'2" x 11'6"			x	
		Bsmt	Bedroom	11' x 12'			x	
		Bsmt	Bedroom	10' x 11'			x	
		Bsmt	Bedroom	12' x 11'			x	
				x			x	

Suite: **Unauthorized Suite**
Basement: **Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2** MHR#: _____ Registered in MHR?: _____ PAD Rental: _____
of Kitchens: **1** # of Rooms: **12** ByLaw Restrictions: _____ CSA/BCE: _____ Maint. Fee: _____

Listing Broker(s): **YPA Your Property Agent**

Court ordered sale, subject to court approval. Please contact for additional details and offer presentations. Please include Schedule A with all offers. All measurements are approximate provided by the selling agent. Property contains 2 accommodations which is not authorized.



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Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com



Active
R3083550
Board: F
House/Single Family

13644 60 AVENUE

Surrey
Panorama Ridge
V3X 2M8

Residential Detached
\$1,900,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,900,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1961
Frontage(feet): 86.50	Bathrooms: 2	Age: 65
Frontage(metres): 26.37	Full Baths: 2	Zoning: R3
Depth / Size: 201	Half Baths: 0	Gross Taxes: \$6,115.14
Lot Area (sq.ft.): 17,295.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.40	P.I.D.: 010-426-299	Tax Inc. Utilities?: No
Flood Plain: No	View: No	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: 2 Storey	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Single
Exterior: Mixed	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: Dist. to School Bus:
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: No
Fireplace Fuel: Other	Fixtures Leased: No
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: No
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish:
Type of Roof: Asphalt	

Legal: **LOT A, PLAN NWP18621, SECTION 9, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,160	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17' x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14' x 9'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	14' x 9'			x	Bsmt 4
Finished Floor (Basement):	1,130	Main	Primary Bedroom	13' x 11'			x	
Finished Floor (Total):	2,290sq. ft.	Main	Bedroom	12' x 11'			x	
Unfinished Floor:	0	Main	Bedroom	11' x 10'			x	
Grand Total:	2,290sq. ft.	Bsmt	Living Room	13' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	10' x 7'			x	
Suite: Other		Bsmt	Bedroom	13' x 11'			x	
Basement: Fully Finished		Bsmt	Den	11' x 7'			x	
Crawl/Bsmt. Height: # of Levels: 2		Bsmt	Utility	8' x 7'			x	
# of Kitchens: 2 # of Rooms: 12		Bsmt	Laundry	8' x 8'			x	
				x			x	

Manuf Type: Registered in MHR?: PAD Rental: MHR#: CSA/BCE: Maint. Fee: ByLaw Restrictions:

Listing Broker(s): **Sutton Group-Alliance R.E.S.**

***** PLA approved and ready to service *** 5 LOT SUBDIVISION An exceptional opportunity awaits builders and investors! This rare offering includes two separate properties being sold together, boasting a combined frontage of 192 ft and depth of 200 ft – totaling nearly 0.9 acres of prime land. Proposed subdivision into 5 single family lots Existing homes on each lot offer holding income or live-in potential while you plan your project Located in a desirable neighborhood with easy access to schools, parks, shopping, and major routes. Take advantage of this strategic development in a growing area!**



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com



Active
R3087063
Board: F
House/Single Family

13449 68 AVENUE

Surrey
West Newton
V3W 2G1

Residential Detached
\$1,999,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$1,999,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2020**
Frontage(feet): **67.00** Bathrooms: **5** Age: **6**
Frontage(metres): **20.42** Full Baths: **4** Zoning: **SF**
Depth / Size: **128** Half Baths: **1** Gross Taxes: **\$8,402.79**
Lot Area (sq.ft.): **8,621.00** Rear Yard Exp: _____ For Tax Year: **2025**
Lot Area (acres): **0.20** P.I.D.: **009-914-315** Tax Inc. Utilities?: **No**
Flood Plain: **No** View: **No** Tour: _____
Complex/Subdiv: _____
First Nation Reserve: _____
Services Connected: **Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **Community**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed**
Foundation: **Concrete Perimeter**

Renovations: _____
of Fireplaces: **2** R.I. Fireplaces: _____
Fireplace Fuel: **Electric, Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year: _____
Rain Screen: _____
Metered Water: _____
R.I. Plumbing: _____

Total Parking: **7** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish: _____
Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **Yes :COURT ORDERED SALE**
Floor Finish: _____

Legal: **LOT 4, BLOCK 1, PLAN NWP14252, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: _____
Features: _____

Finished Floor (Main):	2,293	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,762	Main	Family Room	14' x 24'	Main	Living Room	10' x 13'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x 12'	Main	Bedroom	11' x 13'	Main 2
Finished Floor (Below):	0	Main	Wok Kitchen	12'6 x 6'	Main	Storage	5'4 x 6'	Main 4
Finished Floor (Basement):	0	Main	Living Room	12' x 13'	Main	Laundry	4' x 5'	Above 4
Finished Floor (Total):	4,055 sq. ft.	Main	Living Room	12' x 13'			x	Above 5
Unfinished Floor:	0	Main	Dining Room	11' x 13'			x	Above 5
Grand Total:	4,055 sq. ft.	Main	Den	12'6 x 13'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	14' x 19'6			x	
Suite: Unauthorized Suite		Above	Bedroom	12' x 13'			x	
Basement: Fully Finished, Separate Entry		Above	Bedroom	11' x 13'			x	
		Above	Bedroom	11' x 13'			x	
		Above	Bedroom	12' x 11'			x	
		Main	Kitchen	4' x 13'			x	

Crawl/Bsmt. Height: # of Levels: **2** MHR#: _____ Registered in MHR?: _____ PAD Rental: _____
of Kitchens: **3** # of Rooms: **17** ByLaw Restrictions: _____ CSA/BCE: _____ Maint. Fee: _____

Listing Broker(s): **RE/MAX Performance Realty**

Custom built in 2020, this 7-bedroom, 4-bath home sits on an 8,621 sq. ft. lot in the heart of West Newton. Features a bright, spacious layout with a 2 bedroom legal suite for rental income, double garage, and close proximity to schools, parks, shopping, and all amenities.



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com



Active
R3077231
Board: F
House/Single Family

14008 82 AVENUE
Surrey
Bear Creek Green Timbers
V3W 1M8

Residential Detached
\$1,999,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$1,999,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2002**
Frontage(feet): **78.68** Bathrooms: **5** Age: **24**
Frontage(metres): **23.98** Full Baths: **5** Zoning: **R2**
Depth / Size: **124** Half Baths: **0** Gross Taxes: **\$7,846.87**
Lot Area (sq.ft.): **9,756.32** Rear Yard Exp: _____ For Tax Year: **2025**
Lot Area (acres): **0.22** P.I.D.: **025-107-321** Tax Inc. Utilities?: _____
Flood Plain: _____ Tour: _____
View: **No** :
Complex/Subdiv: _____
First Nation Reserve: _____
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **Community**

Style of Home: **Basement Entry**
Construction: **Frame - Wood, Other**
Exterior: **Other**
Foundation: **Concrete Perimeter**

Renovations: _____
of Fireplaces: **1** R.I. Fireplaces: _____
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Other**

Reno. Year: _____
Rain Screen: _____
Metered Water: _____
R.I. Plumbing: _____

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **LOT 16, PLAN LMP50893, SECTION 28, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: _____
Features: _____

Finished Floor (Main):	2,035	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	26' x 13'	Bsmt	Library	13' x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 12'	Bsmt	Bedroom	13' x 10'	Main 3
Finished Floor (Below):	0	Main	Kitchen	21' x 14'	Bsmt	Bedroom	12' x 11'	Main 3
Finished Floor (Basement):	1,879	Main	Family Room	16' x 14'			x	Main 3
Finished Floor (Total):	3,914sq. ft.	Main	Primary Bedroom	26' x 12'			x	Bsmt 3
Unfinished Floor:	0	Main	Bedroom	13' x 13'			x	Bsmt 3
Grand Total:	3,914sq. ft.	Main	Bedroom	13' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12' x 12'			x	
		Main	Bedroom	12' x 12'			x	
		Bsmt	Living Room	20' x 14'			x	
		Bsmt	Kitchen	13' x 10'			x	
		Bsmt	Bedroom	13' x 10'			x	
		Bsmt	Living Room	14' x 10'			x	

Suite: **Unauthorized Suite**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **16**

Manuf Type: _____ Registered in MHR?: _____ PAD Rental: _____
MHR#: _____ CSA/BCE: _____ Maint. Fee: _____
ByLaw Restrictions: _____

Listing Broker(s): **YPA Your Property Agent**

COURT ORDER SALE, 8 BEDROOMS, 5 BATHS, 2 SUITES, RADIANT HEAT, CORNER LOT 9747 SQUARE FEET. CALL TODAY OR TOUCHBASE TO VIEW.